

119 Atlantic Rd. & 4038 Doniphan Dr.

City of El Paso — Plan Commission — 06/14/18

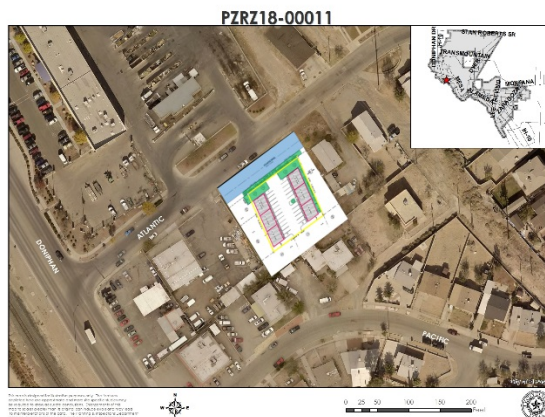
PZRZ18-00011 — Rezoning



STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov
OWNER:	Herrera Investment Properties, LLC & Iris Sandoval
REPRESENTATIVE:	Dorado Engineering, INC.; Fermin Dorado
LOCATION:	119 Atlantic Rd. & 4038 Doniphan Dr. District: 8
LEGAL DESCRIPTION:	Tracts 22A, 22c, and 23B, George L. Wilson Survey No. 91, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-4 (Residential)
REQUEST:	From R-4 (Residential) to C-1 (Commercial) to allow for Business office & retail
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Notices sent to property owners within 300 feet on May 31, 2018; Planning has not received any calls in support or opposition to the rezoning request.
RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezoning from R-4 (Residential) to C-1 (Commercial) to allow for business office & retail on the property located at 119 Atlantic Rd. & 4038 Doniphan Dr. The property is currently vacant.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from R-4 (Residential) to C-1 (Commercial) with the following condition: that a 10' landscaped buffer with high-profile native trees of at least two-inch (2') caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy. The proposed zoning district is consistent with other commercial districts in the immediate area along Atlantic Rd. and Doniphan Dr. and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-war, Northwest planning land use designation of Plan El Paso, the City's Comprehensive Plan.



DESCRIPTION OF REQUEST

The owner is requesting to rezone the subject property from R-4 (Residential) to C-1 (Commercial) to allow for business office & retail. The area of the rezoning request is 0.521 acres in size. The development proposes two commercial buildings to be used as offices and/or retail. Access to the subject property is from Atlantic Rd.

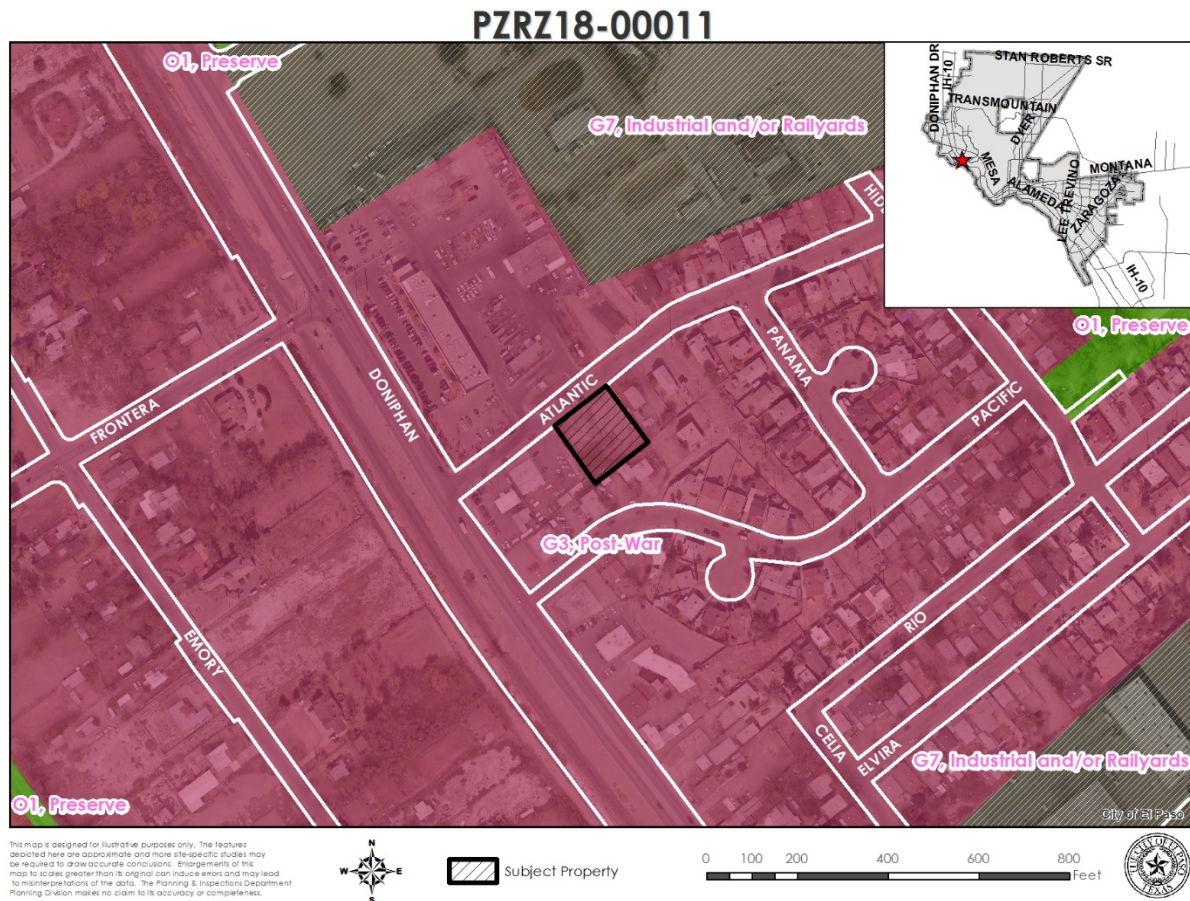
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-1/sp (Commercial/special permit), C-4 (Commercial), and R-4 (Residential)
Plan El Paso Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses (Policy 2.2.5).	Yes, the property is designated G-3 Post-war land use designation of Plan El Paso it will introduce a balanced mix of uses, which in turn will reduce distances between the workplaces, housing and new amenities.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The property is in tract form; therefore, it is not located within a subdivision. A plat will be required prior to the issuance of building permits. The site is currently zoned R-4 (Residential) and is currently vacant. Properties adjacent to the subject property are zoned C-1/sp (Commercial/special permit), C-4 (Commercial), and R-4 (Residential). Surrounding land uses include a government office, office, business, and single-family dwellings. The nearest park is Keystone Heritage Park (1,448 feet) and the nearest school is Zach White Elementary (5,016 feet). There is more than three different uses within a 300 ft. radius, to include single-family dwellings, office business, and a government office.



COMPLIANCE WITH PLAN ELPASO: The subject property is currently vacant. The purpose of the application is to introduce balance of uses to a neighborhood within a G-3 Post-war land use designation of Plan El Paso, it will introduce a balanced mix of uses, which in turn will reduce distances between workplaces, housing and new amenities.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the lot sits within the Northwest planning area. The purpose of this project is to integrate different uses to the neighborhood of the subject property, which is currently adjacent to existing commercial offices and single-family dwellings.
ZONING DISTRICT	DOES IT COMPLY?
C-1 (Commercial: Provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes, business office and retail are permitted uses in the proposed zone district.

POLICY	DOES IT COMPLY?
<u>1.2.3</u> "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".	Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and the potential for new employment.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.521 acres in size and business office and retail are permitted uses in the proposed C-1 (Commercial) zone district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-1 (Commercial) zone district is to provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

There is an existing 8-inch diameter water main extending along Atlantic Road, located approximately 20-feet south of and parallel to the northern right-of-way line of Atlantic Road. This water main is available for service. The applicant will need to coordinate with EPWater to provide service to the property.

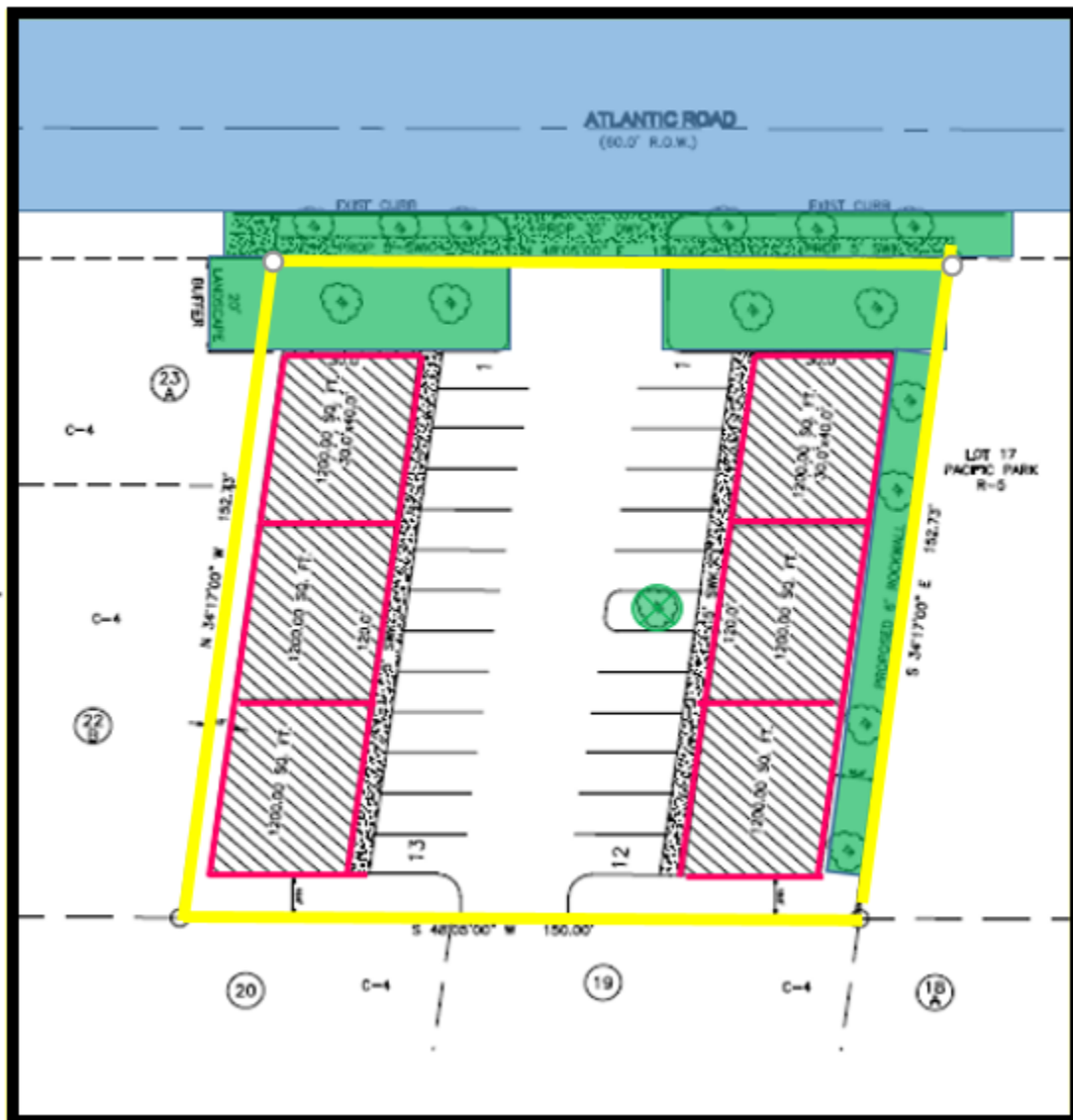
EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Upper Valley Neighborhood Association which have been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 31, 2018. Planning has not received in support or opposition to the rezoning request.

ATTACHMENTS:

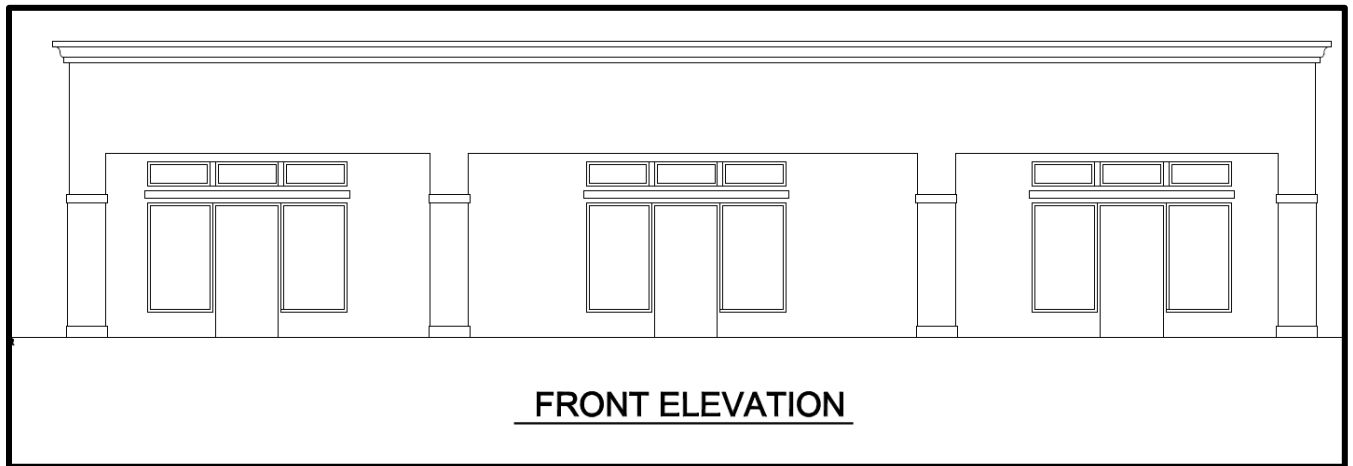
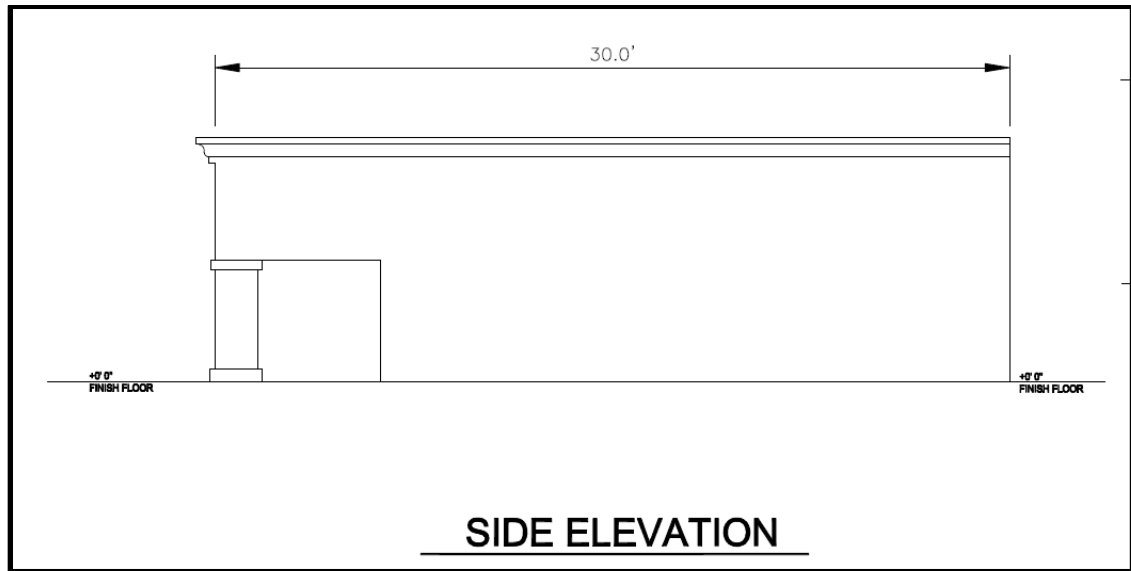
1. Conceptual Site Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map

Conceptual Site Plan



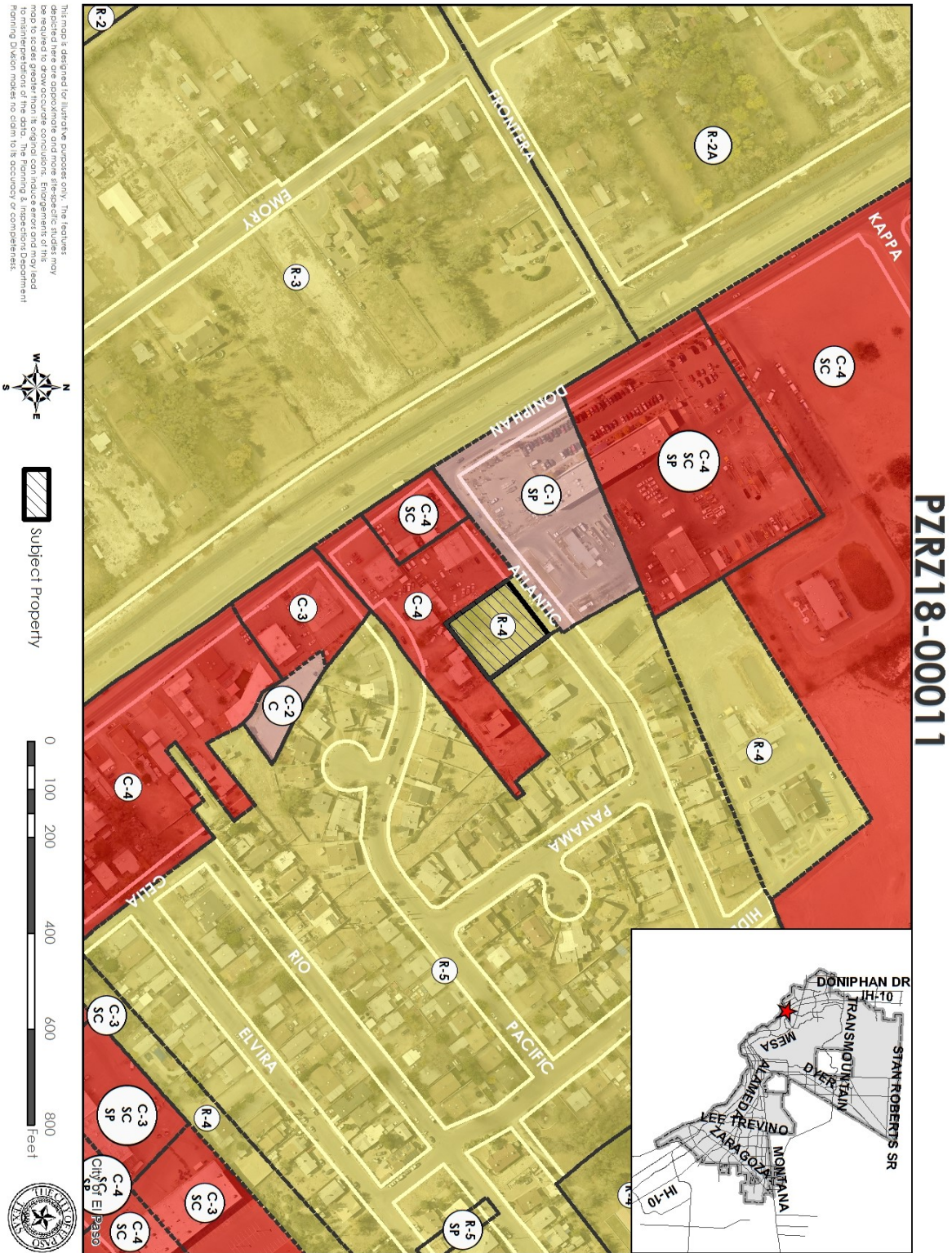
ATTACHMENT 2

Elevations

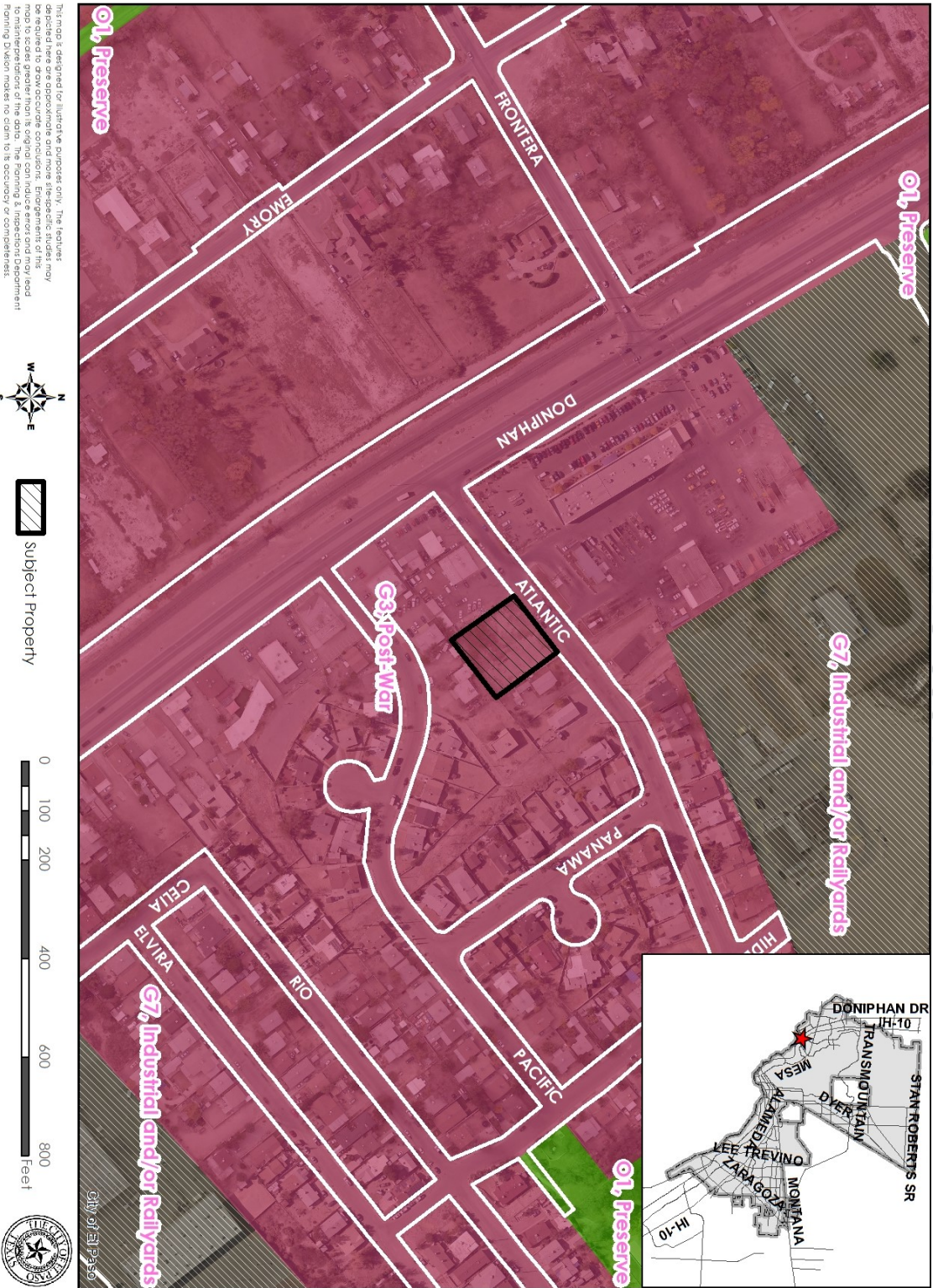


ATTACHMENT 3

Zoning Map



Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

Recommends approval

Note: Proposed project shall meet all adopted codes at time of submittal

Planning and Inspections Department - Land Development

No objections to proposed rezoning

Sun Metro:

No objections to proposed rezoning

Fire Department

Recommends approval.

Police Department

No comments received.

TxDot

Not required.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

Note: EPWater does not object to this request

Water

1. There is an existing 8-inch diameter water main extending along Atlantic Road, located approximately 20-feet south of and parallel to the northern right-of-way line of Atlantic Road. This water main is available for service.
2. Previous water pressure from fire hydrant #8588 located at 4096 Atlantic Road and 250' NE of Doniphan Drive, has yielded a static pressure of 70 psi, a residual pressure of 64 psi, and a discharge of 1,061 gallons per minute.

Sanitary Sewer:

3. There is an existing 12-inch diameter sewer main extending along Atlantic Road, located approximately 25-feet north of the property's northern property line. This sanitary sewer main is available for service.

General:

4. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

ATTACHMENT 6

Notification Map

